

087.0

0006

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

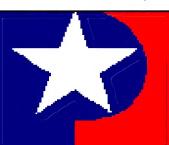
726,700 / 726,700

USE VALUE:

726,700 / 726,700

ASSESSED:

726,700 / 726,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LARSON MARY JO	
Owner 2:	
Owner 3:	

Street 1: 44 RIDGE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 2210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	0.85	12									455,703						455,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										55317
										GIS Ref
										GIS Ref
										Insp Date
										10/10/18

PREVIOUS ASSESSMENT

Parcel ID 087.0-0006-0004.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,000	0	7,700.	455,700	726,700	726,700	Year End Roll	12/18/2019
2019	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	1/3/2019
2018	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	224,600	0	7,700.	371,100	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	224,600	0	7,700.	338,500	563,100	563,100	Year End	1/4/2016
2015	101	FV	210,600	0	7,700.	299,500	510,100	510,100	Year End Roll	12/11/2014
2014	101	FV	210,600	0	7,700.	283,200	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	210,600	0	7,700.	269,500	480,100	480,100		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor				Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
ADAMIAN GREGORY				27421-102			6/26/1997			245,000		No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/21/2005	267	Redo Bat	10,000			G6	GR FY06	re-do 2 bathrooms	10/10/2018	MEAS&NOTICE	BS	Barbara S					
4/12/2004	243	Re-Roof	5,000						4/9/2009	Meas/Inspect	189	PATRIOT					
6/23/1999	369	Manual	6,950					SIDING-VINYL	10/28/2005	Permit Visit	BR	B Rossignol					
									4/3/2000	Measured	263	PATRIOT					
									5/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

